



Roberts Terrace Llangollen Road, Acrefair, LL14 3RR

Price £165,000

A traditional Ruabon red brick, two-bedroom terraced home with a generous enclosed rear garden, ideally situated in the popular village of Acrefair with excellent road links. The accommodation offers modern open-plan living to the ground floor. The lounge features a front-facing window and an ornamental fireplace, flowing seamlessly into the dining area, where patio doors open onto the rear garden. The well-appointed fitted kitchen includes a range of integrated appliances. To the first floor are two generous double bedrooms and a spacious family bathroom. Externally, the sunny aspect rear garden provides an excellent space for relaxing and entertaining, with a lawned area, two-tier decked patio, and a substantial insulated summerhouse complete with power and lighting, making it ideal as a home office, gym or hobby room. A free public car park is conveniently located adjacent to the property. Energy Rating: C (69)

Acrefair

The village of Acrefair, provides a most pleasant and convenient residential location approximately four miles from Llangollen and seven miles from Wrexham. The village centre and the nearby villages of Trevor and Cefn Mawr provide an excellent range of local amenities including primary schools, social amenities and shopping. A regular public transport service and good road links provide easy daily connections to the commercial and industrial centres throughout the area.

Accommodation

UPVC entrance door opens into:-

Lounge

UPVC double glazed window to the front elevation with radiator beneath, ornamental fireplace, and laminate flooring continuing through to:-

Dining Room

Dining area with UPVC double glazed patio doors opening onto the rear garden, staircase rising to the first floor, and a useful understairs storage cupboard.

Kitchen

Fitted base and wall units complimented by work surface areas incorporating sink unit having UPVC double glazed window above, gas hob, electric oven, microwave, integrated fridge freezer, plumbing for washing machine, wall mounted "Worcester" combination boiler, window to side.

On The First Floor

Stairs rise to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

Bedroom One

Spacious double bedroom with UPVC double glazed window to front, radiator.

Bedroom Two

Double bedroom with UPVC double glazed window to rear, radiator.

Bathroom

Fitted with a contemporary suite of bath with mains shower over, w.c, wash hand basin, part tiled walls, decorative flooring, UPVC window to rear, radiator.

Outside

To the front is a brick wall with a pedestrian entrance gate. The generous, enclosed rear garden enjoys a sunny aspect and is mainly laid to lawn, complemented by a two-tier decked patio, creating an ideal space for outdoor entertaining. A substantial insulated summerhouse, complete with power and lighting, provides excellent versatility and is ideal as a home office, hobby room or garden retreat.



Floor Plan



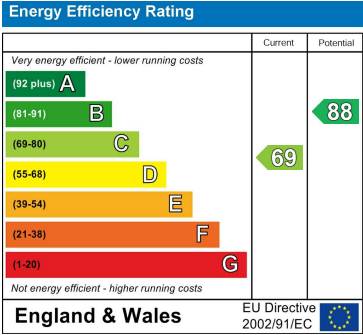
Artists impression, for illustration purposes only. All measurements are approximate.
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Plan produced using PlanUp.

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Area Map



Energy Efficiency Graph



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